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THE PAUL D FRANK Team



expCOMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

**9880-9882 Waterman Road
Elk Grove, CA 95624**



FOR LEASE

**+/- 2,300 – 3,864 SF
of Industrial / Flex Space**

\$1.10NNN

Property Highlights

- Great Exposure Fronting Waterman Blvd in Heart of sought after Industrial Submarket of Elk Grove
- Conveniently Located Near Hwy 99
- Monument and Building Signage Available
- Zoning: MP (City of Elk Grove)

916-714-8012 | PDF-USA.com



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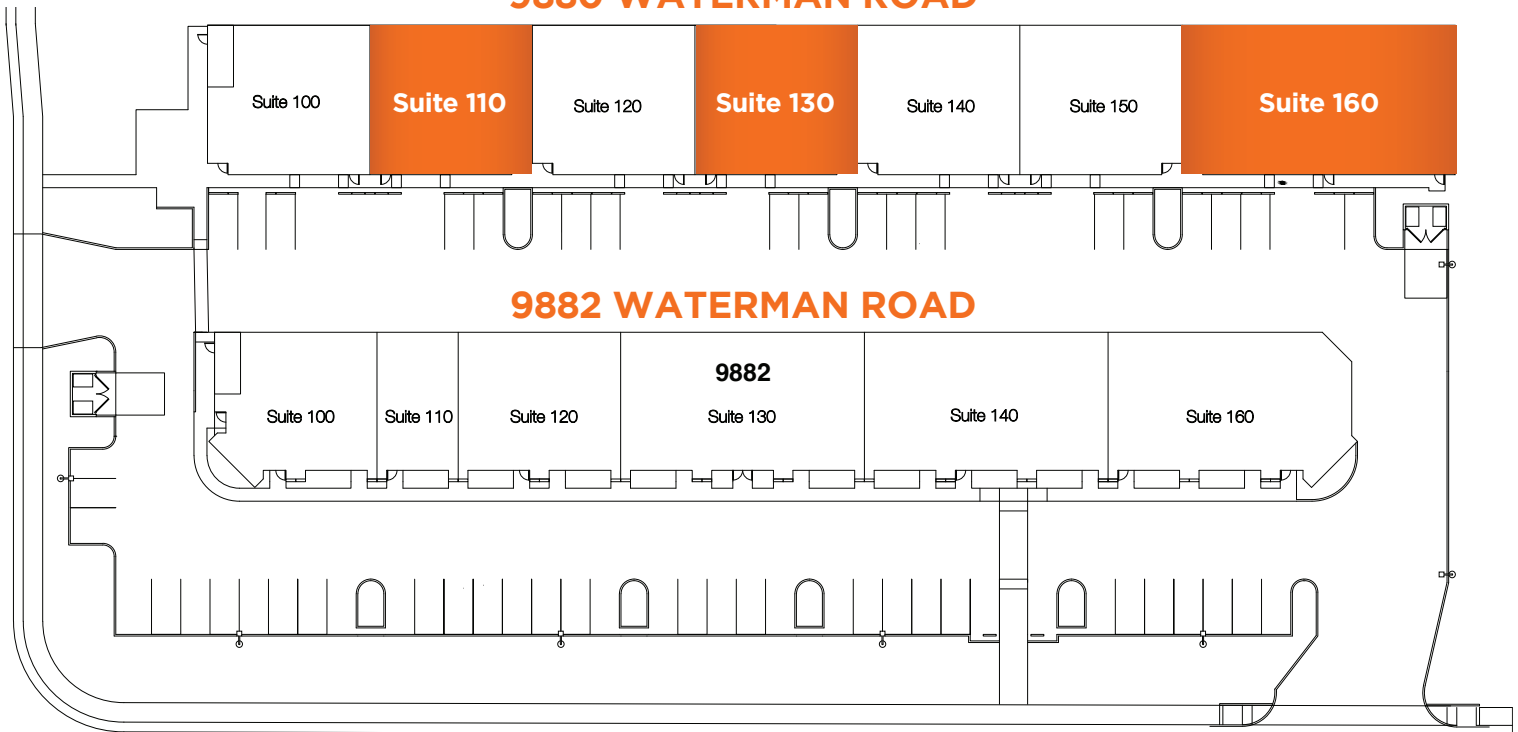


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Site Plan

9880 WATERMAN ROAD



For More Information

Jon Bias

916-508-9556 mobile

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CalDRE #01998325



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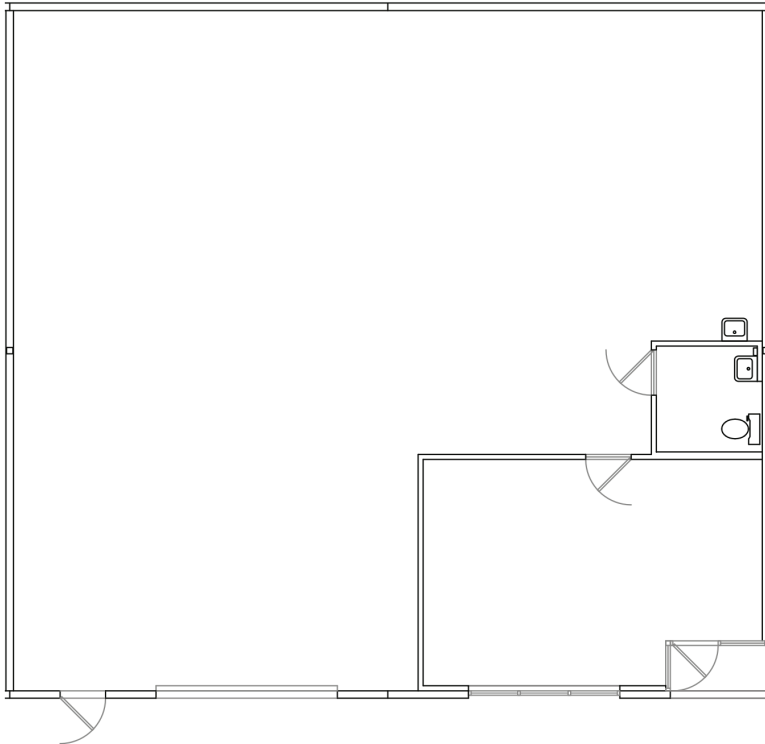


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Suite Highlights

9880 WATERMAN ROAD, SUITE 110



- +/- 2,300 Square Foot Industrial/Flex Space
- Asking Rents - \$1.10NNN
- In-Line Suite
- One (1) GL Door
- +/- 342 SF of Conditioned Single Office Space
- +/- 1,958 SF of Warehouse
- Private Restroom
- Monument Signage Available
- Zoning: MP





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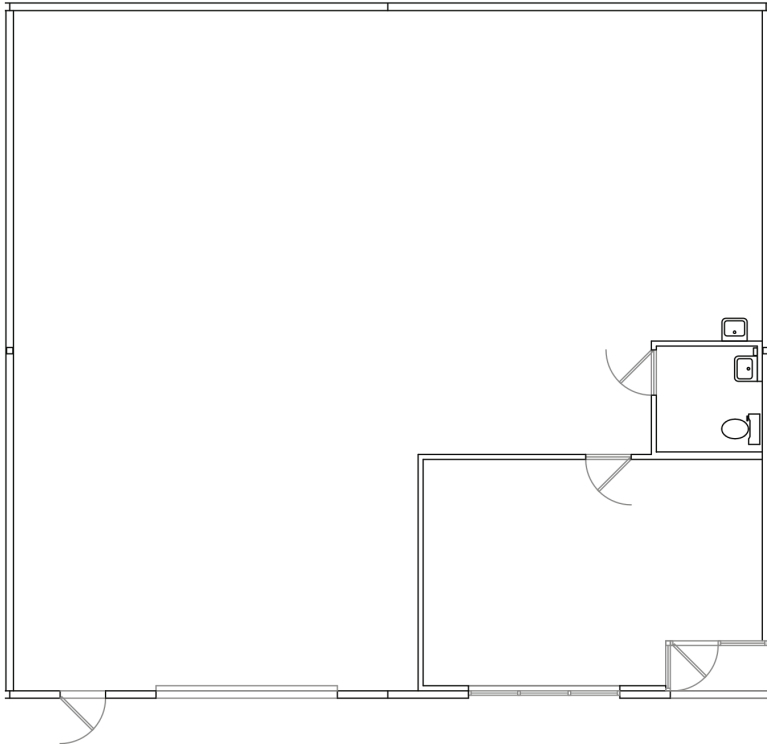


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**9880-9882 Waterman Road
Elk Grove, CA 95624**

Suite Highlights

9880 WATERMAN ROAD, SUITE 130



- +/- 2,300 Square Foot Industrial/Flex Space
- Asking Rents - \$1.10NNN
- In-Line Suite
- One (1) GL Door
- +/- 342 SF of Conditioned Single Office Space
- +/- 1,958 SF of Warehouse
- Private Restroom
- Monument Signage Available
- Zoning: MP
- Available 11/01/26





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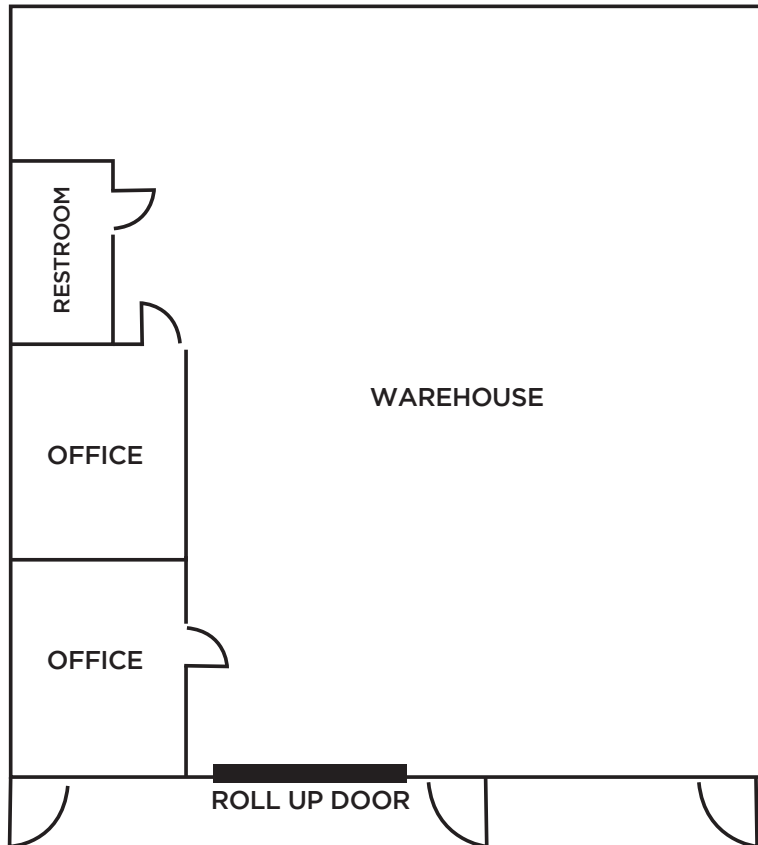


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**9880-9882 Waterman Road
Elk Grove, CA 95624**

Suite Highlights

9880 WATERMAN ROAD, SUITE 160



- +/- 3,864 Square Foot Industrial / Flex Space
- \$1.00NNN
- End-Cap Suite
- One (1) GL Door
- +/- 500 SF - 2 Office Spaces
- +/- 3,364 SF Warehouse Space
- Private Restroom
- Available 03/01/27



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Surrounding Area Map



Nearby Businesses

- L&S Motorworks
- Loyal Automotive
- Feist Cabinets & Wood works
- The Smog Spot
- Elk Grove Bank Services
- Galaxy Dance Arts
- Pereira Auto Body Repairs
- Superfloors Ltd.
- Hanford Sand and Gravel
- Nutrishare
- Exit Strategy Games
- West Coast Car Audio & Tint
- S&N Motorsport
- Accurate Fumigation
- Absolute Auto Care

